

Housing Department

2011 Annual Report

FY 2011 resulted in several successful endeavors in the face of a poor economy, slow housing market, and significant reductions in traditional HUD funding. A summary of FY 2011 accomplishments include:

- The repair and construction of 373 affordable housing units.
- Leveraging \$24.55 million in other federal, state, and private investment for housing.
- Completion of infrastructure and housing construction in Phase-I of Savannah Gardens.
- Establishing a pilot partnership with the State Department of Public Health to implement its Georgia Lead Hazard Control and Healthy Homes program in Savannah. This partnership is also helping fund staff positions and generating modest fee income to support the Department's emerging sustainable housing initiatives.
- Staff being certified as Home Energy Raters and EarthCraft House and EarthCraft Multi-Family Technical Advisors—both of which will improve the energy efficiency, quality, and affordability of housing for both consumers and contractors. These services also generate modest fee income to support the Department's emerging sustainable housing initiatives.
- The City of Savannah establishing, after many years, an affordable housing fund as part of its 2012 budget process that is expected to become the State of Georgia's first municipal government affordable housing trust fund. This is an increasingly important step for the City as it, like other communities across America, are faced with significant federal funding cuts to local housing programs.

Housing Production

In FY 2011, the Housing Department provided financial and/or technical assistance resulting in the repair and construction of 373 affordable dwellings. This represents accomplishing 84% of the 2011 goal of 446 dwelling units assisted.

The primary cause for lower than projected production was a mid-year decrease in CDBG funding by HUD to the City and an economy that resulted in fewer volunteer groups participating in repairs. The 2011 goal for owner-occupied home improvements was 190. The actual number accomplished was 126.

Another area of production impacted by the poor economy was the DreamMaker home purchase program. The 2011 goal was assist 90 households purchase dwellings. The actual number of houses purchased was 73. Short sales and below market sales of foreclosed property in the county and tougher underwriting requirements by private lenders were primarily responsible for this decrease in buyers assisted.

Leveraging Outside Investment

The Department used \$6.46 million of CDBG and HOME funds to leverage 24.55 million in other federal, state, and private investment for a total housing investment of \$31.01 million in FY 2011. The City's CDBG and HOME investment represented 21% of FY 2011 housing investment while the leveraged funds represented 79% of this investment.

During the past 11 years, the Department has used approximately \$58.52 million (18.6%) of funding to leverage approximately \$256.20 million (81.4%) of other federal, state, and private investment. The City's housing initiatives would reach significantly fewer households without leveraging significant other investment.

Savannah Gardens: Before & After





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Savannah Gardens

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